

Application Number	13/0584/FUL	Agenda Item	
Date Received	29th April 2013	Officer	Ms Lorna Gilbert
Target Date	29th July 2013		
Ward	Queen Ediths		
Site	UTC Cambridge Long Road Sixth Form College Long Road Cambridge Cambridgeshire CB2 8PX		
Proposal	Erection of a three storey building with rooftop plant to accommodate a new University Technical College (use class D1) for 670 students aged 14-19 and 70 FTE staff, with associated landscape works including new cycle parking, car parking and an all weather pitch with lighting.		
Applicant	Mr Chris Lang c/o Cambridge Regional College Science Park Campus King Hedges Road Cambridge Cambridgeshire CB4 2QT UK		

SUMMARY	The development accords with the Development Plan for the following reasons: 1) There will be no significant loss of green protected open space on campus. The site is too small for additional grass pitch provision. An alternative, publically accessible MUGA will be provided. 2) The design of the building will make a positive contribution to the character and appearance of Robinson Way. 3) Neighbouring amenity will not be significantly adversely affected by drop off, pick up or overspill car parking.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is situated at the junction of Long Road and Robinson Way. The application site is currently part of Long Road Sixth Form College. The land subject to this application contains an area of hard standing which previously was used as an indoor tennis bubble but is now used as an overflow car park, playing fields, open space and a car park.
- 1.2 The site is designated as Protected Open Space within the Cambridge Local Plan (2006). There are Tree Preservation Orders within the application site. The site falls within the Airport Safeguarding Zone of Marshalls Airport.
- 1.3 The site falls outside the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for a three storey building with rooftop plant to accommodate a new University Technical College (use class D1). The college would cater for 640 students aged 14 to 19 years old.
- 2.2 The building has a rectangular footprint running parallel with Robinson Way and contains three levels of accommodation. The building stands approximately 10.5m in height and has a gross internal floorspace of 5133 sq m. The building would be constructed from a combination of a Corten (or equivalent) rain screen cladding system and a coloured composite cladding system. Concrete paviors would be used on the terrace and plant areas. Perforated metal screens would be used on the rooftop plant. There would be PPC metal windows, curtain-walling and doors and frames.
- 2.3 Externally, the development proposes a new multiuse games area (MUGA) which consists of a 106m by 71m synthetic all weather hockey/football pitch, 48 car parking spaces, 8 new motorcycle and 156 new cycle spaces would be provided.

2.4 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Biodiversity Survey
3. Biodiversity Assessment & Report
4. Desktop Archaeology Features Report
5. Foul Sewage and Utilities Assessment
6. Land Contamination Assessment
7. Lighting Assessment
8. Noise Impact Assessment
9. Planning Statement
10. Site Waste Management Plan
11. Statement of Community Involvement
12. Sustainability Statement & Checklist
13. Transport Assessment
14. Travel Plan
15. Tree Survey & Arboricultural Impact Assessment
16. Ventilation/Extraction Statement
17. Public Art Delivery Plan
18. All Weather Pitch Information
19. Flood Risk Assessment

2.5 The application is brought before Planning Committee because there have been third party objections to the proposal and the report is recommending approval.

3.0 SITE HISTORY

The most recent and relevant planning applications are listed below:

Reference	Description	Outcome
13/0691/FUL	Alterations to the Sports Hall to provide first floor teaching space above the existing storage area.	Pending
12/0981/FUL	Proposed refurbishment of E-Block at Long Road Sixth Form College, including:- minor alterations to enlarge some window openings; upgrading of	Approved 24.9.12

C/01/0350	the majority of external fenestration; improvements to the roof insulation levels which will require the raising of the existing parapets; the installation of 2no. External entrance canopies; reorganisation of internal areas.	Approved 23.5.01
C/99/0625	New portacabin to provide enlarged office accommodation for tennis centre, to replace existing.	Approved 15.11.99
C/99/0085	Erection of four tennis courts (three covered) within existing college grounds (Reserved Matters).	Approved 3.8.99
	Erection of two storey extension to college, two storey sports hall for community use, all-weather pitch, covered tennis courts and extension to existing car park.	

4.0 **PUBLICITY**

4.1	Advertisement:	Yes
	Adjoining Owners:	Yes
	Site Notice Displayed:	Yes
	Public Meeting/Exhibition (meeting of):	Yes

5.0 **POLICY**

- 5.1 See Appendix 1 for full details of Central Government Guidance, East of England Plan 2008 policies, Cambridgeshire and Peterborough Structure Plan 2003 policies, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge and Peterborough Structure Plan 2003	P6/1, P9/8
Cambridge Local Plan 2006	3/1 3/3 3/4 3/6 3/7 3/9 3/11 3/12 3/13 4/2 4/4 4/9 4/13 4/14 4/15 5/12 6/1 6/2 7/1 8/2 8/4 8/6 8/9 8/10 8/16 9/1 9/5 10/1

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95 Community Infrastructure Levy Regulations 2010
Supplementary Planning Documents	Sustainable Design and Construction Waste Management Design Guide Public Art Planning Obligation Strategy
Material	<u>Central Government:</u>

Considerations	Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Citywide:</u> Arboricultural Strategy Biodiversity Checklist Cambridge Landscape and Character Assessment Cambridge and South Cambridgeshire Strategic Flood Risk Assessment Strategic Flood Risk Assessment (2005) Cambridge and Milton Surface Water Management Plan Open Space and Recreation Strategy Cambridge Walking and Cycling Strategy Cambridgeshire Design Guide For Streets and Public Realm Cycle Parking Guide for New Residential Developments Air Quality in Cambridge – Developers Guide
	<u>Area Guidelines:</u> Southern Corridor Area Transport Plan Suburbs and Approaches Study: Long Road Southern Fringe Area Development Framework

6.0 CONSULTATIONS

Design and Conservation Panel (Meeting of 10th April 2013)

6.1 The Panel's comments are as follows:

- **Relationship with the existing buildings.** The Panel welcomed the functional links that are to be made between the UTC and the existing 6th form college. However, little if any information was provided on the physical relationship between the UTC and the other larger-scale buildings. The provision of sections across the site would have been welcomed.
- **Cor-ten steel cladding.** The Panel expressed some excitement at the choice of the material Cor-ten. Its potential for variety, texture and use of colour would provide a sophisticated and contemporary façade treatment.
- **Landscaping.** Although the neighbouring sports hall would cause some shadowing, the Panel were comfortable with the overall landscaping strategy, subject to the implementation of appropriate tree protection measures along the Robinson Way boundary
- **Solar control – southern elevation (1st floor).** The Panel felt that perhaps too much reliance was being placed on the high specification glass and that shading by louvers would not only be more effective but would add to the animation of the southern elevation.
- **Roof as additional teaching space.** The Panel had some concerns about the choice of colour for the highly visible roof top enclosure. However, it was noted that the selection of the predominant colour is work in progress.
- **Lighting.** The Panel expressed some concern regarding the potential for light spillage in this urban edge location and would recommend that careful consideration is given to the overall lighting strategy for the building and its environs, so as to minimise impact.
- **Parking and drop-off arrangements.** The Panel were informed that the UTC would have a wide catchment area and attract students aged between 14 and 19 years. The Panel suggested that there was the potential for a significant proportion of the students (as well as staff) to travel by car which will need to be carefully managed given the limitations of on-site parking and off site drop-off arrangements on Robinson

Way. The Panel would recommend that detailed consideration is given to the proposed parking/drop-off arrangements.

□ **Cycle parking.** The Panel questioned the provision of only 100 spaces and would hope that the designers go as far as possible to meet the City Council's requirements.

Conclusion

The Panel supported the choice of the preferred development option for the constrained site. Although there was little analysis of the relationship with the Long Road 6th Form buildings, the Panel were supportive of the scale, mass, footprint and contemporary design of the proposed UTC. The Panel expressed excitement at the choice of the proposed cladding material, and at the way it was proposed to be applied along with the fenestration on various elevations. Notwithstanding the Panel's general support for the architecture of the proposed building, it was felt that further consideration be given to clarifying the impact of the travel needs of students and staff in the submission of a detailed and robust Travel Management Plan

VERDICT – GREEN (unanimous)

Urban Design and Conservation Team

- 6.2 The proposed scale responds well to existing buildings on the 6th Form College site. The overall form of the UTC relates well to neighbouring buildings within the wider bio-medical campus to the south and east (including the Cambridge Research Centre – Li Ka Shing Centre and the Addenbrooke's Hospital car park). The 8.2m setback of the plant enclosure from the west elevation forms a scale transition with the adjacent sports hall to the west.

The proposed Cor-ten steel cladding forms a contemporary façade treatment and the subtle variation in colour, as the material weathers, will add interest.

Submitted shadow studies (application drawing 13401-PA-003) have been provided for 21st March, June and December and indicate shadowing within the courtyard will be limited to mornings and evenings. The submitted shadow studies have addressed previous concerns raised at pre-application discussion stages.

A covered staff and student cycle parking area is proposed to the north of the student courtyard (west of the UTC), visitor and student cycle parking is also proposed in front of the main entrance. The cycle parking is well overlooked and is positioned to relate well to the main entrance of the UTC building.

Conclusion:

The application is supported in Urban Design and Conservation terms.

Cambridgeshire County Council (Engineering)

- 6.3 The applicant must show the dimensions for the proposed car parking spaces, which should be 2.5m x 5m with a 6m reversing space, the width and geometric layout of the access and setting out of the cycle parking.

The Highway Authority has no further comment to make on this application at this time, pending the availability of advice from Transport Planning colleagues.

Cambridgeshire County Council (Sustainable Communities)

- 6.4 Comments awaited. To be reported on the amendment sheet or orally at the Committee.

Head of Refuse and Environment

- 6.5 Construction, ground contamination and noise related conditions recommended.

Hours of use of all weather should be conditioned.

If the recommended fencing and hours of use as mentioned within the all weather pitch report 18 are utilised then I am satisfied the local amenity will be protected from noise generated from reasonable activities within the all weather pitch.

Senior Sustainability Officer (Design and Construction)

6.6 The general approach being taken is supported. Clarification would be welcomed in relation to:

- ☐ Whether the exposed thermal mass will be combined with secure night time ventilation;
- ☐ The levels of carbon reduction (set out in terms of kg/CO2/annum) being achieved from the photovoltaic panels and the CHP unit;
- ☐ The potential for overshadowing of the photovoltaic panels.

The applicant should give further consideration to the responsible sourcing of materials for basic building elements, with reference to the Green Guide to Specification, and the reduction of construction waste being sent to landfill.

Access Officer

6.7 The lift needs to be a fire fighting lift.

Many rooms will need hearing loops and specialist advice should be sought.

The toilet layout with staff toilets on the outside and the wheelchair accessible toilet on the innermost part of the toilet area should be reversed.

The car park needs a dedicated drop off space.

Head of Streets and Open Spaces (Landscape Team)

6.8 The application proposes removing a large number of trees from the site, many of which are in poor condition. The removal of all the trees near the entrance to the site is not supported. Whilst many of the trees proposed to be removed are of poor value, it is important to retain some of the trees to reinforce the character of the Long Road Plantation (TPO) trees.

Two Oak trees and Beech at the southern end of the plantation are an unfortunate loss, as are the other Category B trees. Substantial tree replacement will be required to compensate for the loss of these trees.

Providing the applicant incorporates the recommendations, (including retaining some trees around the entrance), the Landscape Team can support this application.

Head of Streets and Open Spaces (Walking and Cycling Officer)

- 6.9 No thought has been given to the cycle and pedestrian access to the site. The amount of cycle parking is inadequate. The location of some of the cycle parking will make the main entrance way feel cluttered.

Head of Streets and Open Spaces (Public Art Officer)

- 6.10 The submitted Public Art Delivery Plan is not supported, it sets out a proposal with a budget, which does not allow for the development and delivery of that proposal. It is simply not viable and does not provide mitigation for the development. The document should be revised or a contribution sought through a S106 Agreement.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

- 6.11 The application utilises infiltration as a method of surface water disposal and is generally supported. It should be noted that should the results of further infiltration testing mean that this is not possible then the allowable discharge rate will be 2 l/s/ha for all events up to the 1 in 100 year event plus an allowance for climate change.

The use of a green roof is supported but its use over a wider area is encouraged.

Head of Streets and Open Spaces (Nature Conservation Officer)

- 6.12 I am satisfied with the initial Phase 1 ecology assessment and follow up protected species surveys for the site is supported.

I would support all measure to reduce / minimise lighting to the Long Road plantation to avoid disturbance to this likely bat foraging corridor. I would also like to promote the use of

landscape planting within the scheme that provides an extended flowering season for pollinators.

Environment Agency

- 6.13 Pollution Prevention and Control: The site is identified as being in proximity to the permitted clinical waste incinerator (CWI) and does not appear to be any higher than existing buildings located on either side. Therefore, it is unlikely to alter the dispersion of emissions from the CWI, to any significant extent. This would need to be modelled for verification but on the basis of the detail submitted the Agency has no objection, in principle, in this respect.

Ground Contamination: We consider that planning permission could be granted to the proposed development as submitted if planning conditions are included. Without these conditions, the proposed development of this site poses an unacceptable risk to the environment and we would object to the application.

Anglian Water

- 6.14 No objections. The sewerage system has adequate capacity.

Sport England

- 6.15 Sport England are satisfied that the benefits to college/community sport from the proposed new all-weather pitch will outweigh any detriment caused by the loss of this grass pitch, and the proposal therefore meets exception E5 of our policy, subject to the imposition of a condition relating to the securing of a community use agreement.

Defence Infrastructure Organisation

- 6.16 The MOD has no safeguarding objections to this proposal.

Cambridgeshire Constabulary (Architectural Liaison Officer)

- 6.17 CCTV recommended for the cycle store.

Cambridgeshire County Council (Growth & Economy)

- 6.18 No education, libraries and lifelong learning or strategic waste contributions are required as this is a non-residential development. County colleagues will be responding on whether there are any transport requirements.

Cambridgeshire County Council (Archaeology)

- 6.19 Further site investigations required.

Disability Consultative Panel (Meeting of 23rd April 2013)

- 6.20 Various recommendations for internal layout, fixtures and fittings. More car parking should be considered.

The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 The owners/occupiers of the following addresses have made representations:

9 Long Road
20 Long Road
72 Holbrook Road

- 7.2 The representations can be summarised as follows:

Comments on the principle of development

- ☐ There is no need for such a facility. Lack written proof.
- ☐ Such numbers could be accommodated at the Regional College.

Design comments

- ☐ At five storeys (including plant), the proposed building is too large and dominant in this location.
- ☐ Other buildings this close to Long Road are restricted to 3 storeys.

- ☐ The Tree Belt along Long Road needs protecting – not a new entrance to UTC.

Traffic and Access concerns

- ☐ Increase the volume of traffic in the Long Road area.
- ☐ Only 6 additional parking spaces were provided for staff. This means that yet further vehicles will be parked in surrounding streets. We have even had cars parked on the grass outside our home.
- ☐ It is disappointing there is very limited provision of on-site parking, with an estimate of only 1% of students driving to the college.
- ☐ It seems likely that many students and staff will arrive by car, whether driving themselves or being dropped off. Already the side roads around Long Road and Hills Road are congested with cars spilling over from Addenbrookes' and the Sixth Form Colleges.
- ☐ There are several schools (mainly preschools and primary schools) in these adjacent side roads. Many of these children walk, scoot or cycle to school, and the increased volume of traffic down the side streets around school drop off times increases the risk of accidents involving children.
- ☐ The Long Road Cycle Path adjacent to LRSC is currently inadequate. It needs to be upgraded to cope with additional pedestrians and cyclists from UTC.
- ☐ Provision needs to be made for bus parking for UTC. Students will be arriving/departing by bus in the rush hour and also during the day as part of their studies offsite.

Trumpington Residents Association

- ☐ The building is out of scale with Long Road.
- ☐ The building will extend the footprint of large scale buildings beyond the bio medical campus, whereas the campus itself is well screened from Long Road.

- ☐ It will overwhelm existing buildings in the campus.
- ☐ The development will create additional pressure on the local area which should be mitigated by S106 contributions.
- ☐ The cycle path south of Long Road is inadequate and should be upgraded.
- ☐ There will be increased competition for car parking.
- ☐ The Public Art Delivery plan is inadequate.
- ☐ Construction traffic should not use Addenbrookes Road or Robinson Way beyond the immediate site.
- ☐ Inadequate consultation.

7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces
3. Trees, Landscaping and Biodiversity
4. Public Art
5. Renewable energy and sustainability
6. Disabled access
7. Residential amenity
8. Refuse arrangements
9. Highway safety
10. Car and cycle parking
11. Third party representations

Principle of Development

- 8.2 The key issue is the appropriateness of a new building within the existing campus and the loss of Protected Open Space.
- 8.3 Development for educational purposes is supported by the Framework. Paragraph 72 explains how ‘the government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities’. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. The proposed technical college will provide specialist education which will positively contribute to the research and development sector in the region.
- 8.4 The application site is located on land designated as Protected Open Space in the Local Plan (2006). Policy 4/2 (Protection of Open Space) in the Local Plan explains that *‘development will not be permitted which would be harmful to the character of, or lead to the loss of, open space of environmental and/or recreational importance unless the open space uses can be satisfactorily replaced elsewhere and the site is not important for environmental reasons’*. The Open Space and Recreation Strategy (2011) classifies the Long Road Sixth Form College site as of environmental and recreational importance. This notwithstanding, the construction of the building is acceptable for the following two reasons below:
- 8.5 Firstly, the land proposed for the new University Technical College (UTC) building is primarily hardstanding. The proposed College building itself would be accommodated on land previously laid out as three hardstanding sports pitches and an indoor tennis centre which has since closed and been removed. The hard standing area was retained and has subsequently been used as an overspill car park for the College. Sport England are satisfied that the development of the site would not lead to the loss of formal sports facilities and is too restricted for additional pitch provision. The proposed new building would not therefore result in the loss of green open space.
- 8.6 Secondly, the proposal would provide a MUGA consisting of a synthetic all weather hockey/football and coaching pitch on the Long Road Sixth Form site. The overall development package

would therefore improve sport facilities for the students on site and, importantly, to enable the Long Road Site to open its facilities to the wider community. Sport England are satisfied that the benefits to college and community sport from the proposed new all-weather pitch would outweigh any detriment caused by the loss of the existing grass football pitch. Subject to the imposition of a condition to secure a community use agreement, in my view the educational and sports facility benefits of the scheme outweigh the minor incursion on protected open space and the loss of the grass football pitch. (See condition 19).

- 8.7 The proposal will not be harmful to the character of the Protected Open Space because the proposed new building would be located primarily on an area of hardstanding. Additional landscaping and tree planting will ensure the setting of the protected open space is enhanced.
- 8.8 In summary, I consider that the principle of the development is acceptable in accordance with Local Plan policy 4/2, as alternative recreational facilities are included in the development and there will be no significant loss of open space. The scheme accords with the principles of the Framework.

Context of site, design and external spaces

- 8.9 The key design issue is the design and appearance of the new building in its setting.
- 8.10 In terms of layout, the site can comfortably carry a building of these proportions. The rectangular footprint is sited in a logical position with its main north – south elevation addressing Robinson Way. The set back from Robinson Way of approximately 10m will ensure the building is not overly intrusive or prominent in the street scene. The site is located in an area of mixed architecture, therefore the new building offers potential to create its own distinctive character. In layout and scale terms however the proposed building will sit harmoniously in its context as required by Local Plan policies 3/4 and 3/12.
- 8.11 The scale and massing of the building, with an overall height of approximately 10.5m is appropriate in this campus context, close to the institutional buildings within Addenbrookes hospital. I consider that the proposed building standing at three storeys

high, with the recessed zig zag perforated plant screen would relate well to nearby buildings. The main parapet line of the proposed building is broadly similar with the existing sports hall to the west and adequate circulation space would remain around each building ensuring the development would not be unduly cramped or constrained.

- 8.12 In terms of materials, the use of 'cor-ten' panels and recessed composite cladding panels are used to define particular uses within the building. This approach is supported by the Urban Design Team and the Design and Conservation Panel. The arrangement of the 'zig-zag' glazing on the northern elevation and projecting glazing on the east elevation adds interest to the building along with the recessed south elevation. The areas of glass and window detailing on the proposed building will help to create an interesting facade along Robinson Way.

Trees and Landscaping

- 8.13 Externally, new tree planting and a package of landscaping will help to frame the new building and soften its appearance.
- 8.14 On site tree planting has been proposed as part of the application to mitigate against the loss of trees on site. Trees will be planted in part of the buffer area between Long Road and the car park and would fill an existing gap in planting. Trees will also be planted along the edge of the access road into the site and car park and along the western site boundary beside the Long Road Sixth Form College site.
- 8.15 Many of the trees near the entrance are poor quality and will be removed to facilitate the development. The Council's Landscape Architect considers that six additional trees near the site entrance are of sufficient quality to be retained to help screen the site and reduce the visual impact of the building. This may require a minor reworking of the car parking area to the north of the proposed building, but I am satisfied this can be adequately controlled through the imposition of planning conditions 12, 13, 14, 15 and 16.
- 8.16 Final landscaping details, including species selection recommended by the Council's Landscape Team, can be agreed through the discharge of suitable planning conditions.

- 8.17 In my opinion the proposal building will make a positive contribution to the Robinson Way street scene and is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11 and 3/12.

Public Art

- 8.18 The applicant Public Art Delivery Plan seeks to provide public art on the campus. The Public Art SPD explains that the provision of public art within school developments is important and public art in schools can be used to allow children to engage with art and artists and can add value to the school community and provide a learning experience. The principle of this approach is therefore supported.
- 8.19 The Public Art Delivery Statement has allocated an initial budget of J30,000. If the budget exceeds this they explain external funds would be applied for from the UTC's Sponsors or local arts organisations like the Arts Council East. The Public Art Officer supports the principle of integrating an artwork within the fabric of the building, however she considers that the Public Art Delivery Plan does not comply with the Public Art SPD because the budget is lower than 1% Capital Construction costs.
- 8.20 Officers are expecting a revised Public Art Delivery Plan which seeks to address the issues raised, which will be reported on the amendment or orally at the committee.
- 8.21 Notwithstanding the above, I recommend that if planning permission is to be granted, condition 18 is attached to provide an acceptable provision of Public Art in order to comply with the Public Art Supplementary Planning Document to comply with Cambridgeshire and Peterborough Structure Plan (2003) policies P6/1 and 9/8 and Cambridge Local Plan (2006) policies 3/7 and 10/1 and the Public Art SPD 2010.

Renewable energy and sustainability

- 8.22 Policy 8/16 of the Local Plan requires major developments provide at least 10% of the development's total predicted energy requirements on-site, from renewable energy sources. This application proposes a mix of photovoltaic panels and combined heat and power. The Council's Sustainability Officer

anticipates that the sustainable technologies proposed are likely to exceed the policy requirement of a provision of 10% on-site renewable energy. Final details of the carbon saving and the design and maintenance of the renewable technologies can be ensured through the imposition of planning condition 17.

8.23 The infiltration as a method of surface water disposal is generally supported by the Council's drainage officer. They request a condition be included in relation to surface water drainage if the application is granted planning permission (condition 20). This condition is considered reasonable.

8.24 In my opinion the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Cambridge Local Plan (2006) policy 8/16 and the Sustainable Design and Construction SPD 2007.

Disabled access

8.25 The Council's Access Officer and disability panel have made various suggestions to the internal layout, fixtures and fittings. These comments have been brought to the applicants attention.

8.26 The Design and Access Statement identifies the inclusion of an 8 person DDA compliant lift which is centrally located and accesses all floors. The doors would meet Part M of the Building Regulations. The drawings indicate a provision of three disabled car parking space close to the main entrance of the building.

8.27 In my opinion the proposal has adequately considered disabled access and is therefore compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

8.28 To the west the application site is bordered by Long Road Sixth Form College, to the north is trees part of Long Road Sixth Form College and beyond this is Long Road and then Sedley Taylor Road. There are residential properties to the north. To the east is Robinson Way and beyond this is a Day Nursery, Surgery, Addenbrookes hospital and residential properties. To

the south is playing fields part of the Long Road Sixth Form college site and Addenbrookes Hospital.

- 8.29 The closest residential property is No.45 Long Road which is 15m from the application site boundary. The nearest residential properties to the proposed college are No.37 and No.39 Long Road which are located 110m away. The proposal would not therefore harm the amenity of surrounding properties in relation to outlook, loss of light or visual impact.
- 8.30 The Environment Agency have identified that the site is identified as being in proximity to the permitted clinical waste incinerator (CWI), however due to the height of the proposed building there is no objection, in principle. The Environment Agency has requested a number of conditions in relation to ground contamination if the application were to be approved. I consider the conditions requested by the Environment Agency to be appropriate for the proposal.
- 8.31 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7.

Refuse Arrangements

- 8.32 A Site Waste Management Plan was submitted as part of the planning application. It includes details of waste reduction and diversion from landfill targets; estimate of the types and quantities of waste; waste reduction measures have also been put forward.
- 8.33 The planning application explains how a holding bin store of approximately 2m x 5m is provided, which is located within the car parking area. Waste and recycling would be taken over to the Long Road Sixth Form College bins stores for collection as often as necessary. I recommend condition 21 be included if planning permission is granted for more details about how the bins store would appear to ensure it is an acceptable appearance. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.34 A junction impact assessment was carried out on page 22 of the Transport Assessment for the Robinson Way/Long Road junction. The analysis in the report explains that this junction *'operates well within capacity in both the AM and PM peak with the development scenario in operation on the ground.'*
- 8.35 The Highway Authority was consulted on the application. They have not objected to the proposal. As the building is for educational use it is exempt from Southern Corridor Area Transport Plan payments.
- 8.36 I am awaiting further comments from the Strategy and Development Team on the transport assessment and travel plan. I will update member on the amendment sheet or orally at the committee.
- 8.37 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car, Cycle Parking and Public Transport

- 8.38 A Travel Plan and Transport Assessment were submitted as part of the planning application. The Travel Plan explains that it will be updated after first occupancy of the proposed UTC to include a robust travel pattern survey of staff and students which will inform the preparation of a Full Travel Plan.

Car Parking

- 8.39 Appendix C of the Local Plan (2006) explains that for non-residential higher and further education schools outside a Controlled Parking Zone there should be a maximum provision of 2 car parking spaces for every 3 staff. Generally, at least 5% of the total number of car parking spaces should be reserved for disabled people. The proposal would employ 70 members of staff and therefore a maximum of 46 car parking spaces should be required. The provision of 3 of these as disabled car parking spaces, meet the standards set out in the Local Plan.
- 8.40 48 car parking spaces are provided for the proposed college. These are located to the north of the building and are accessible from an existing access road off Robinson Way. A

vehicle barrier would separate the car parking for the proposed College from car parking for Long Road Sixth Form. The proposal relocates 33 existing car parking for the Long Road Sixth Form College.

- 8.41 The car parking provision exceeds the maximum set out in the Local Plan by 2 car parking spaces. The Local Plan (2006) Car Parking Standards states that *'some developments may have an exceptional need for vehicle parking in addition to that specified in the standards. Where this can be shown to be necessary, either by the applicant or the Planning Authority, such parking should be provided in addition to that stated in the following sections'*. It is noted that there are parking pressures on surrounding streets due to its proximity to Addenbrookes Hospital and Long Road Sixth Form College. I consider the additional two car parking spaces to be acceptable for a development of this nature due to the site location and pressures on nearby roads such as on Sedley Taylor Road.

Cycle Parking

- 8.42 The cycle parking standards within Appendix D of the Local Plan (2006) explains the minimum requirements. It explains cycle parking should be provided for all students using the site and 1 for every 2 members of staff. The proposal provides 156 cycle parking spaces which is below the standards of 670 for each student and 35 for staff. This equates to a total of 705 cycle spaces.
- 8.43 Section 5.6 of the Transport Assessment (Supplementary Information) refers to findings of the cycle surveys taken at the Long Road Sixth Form College and Cambridge Regional College sites. The applicant has predicted that the level of cycling for the proposed UTC will be 106 cyclists per day (Staff and students). The Transport Assessment explains that ongoing monitoring and review of cycle usage to determine whether further parking capacity will be carried out as part of the UTC Travel Plan measures. The applicant anticipates it will take 4 years after first occupation to reach full occupation of the site.
- 8.44 Paragraph 6.28 of the Planning Statement refers to a further 30 potential spaces identified for the increased summer usage and gradual build-up of student intake. These are illustrated on the

drawings submitted and are located to the south of existing cycle spaces.

- 8.45 There is a shortfall in cycle parking provision in relation to the requirements of the Local Plan (2006). It is however acknowledged that the college will take time to reach full capacity. There is also space within the site to increase cycle parking provision in the future. Further space could potentially be accommodated on land north of the Long Road Sixth Form college tennis courts if required. I therefore recommend condition 6 be attached to have phased cycle parking to ensure there is an appropriate provision for staff and students as the intake of students increases.

Public Transport

- 8.46 The Transport Assessment (Supplementary Information) identifies bus services that serve Robinson Way and Long Road and Hills Road that students would be able to use. The Cambridgeshire Guided Busway, Route A, serves Addenbrookes Hospital site on Robinson Way which students would be able to use. Long Road Sixth Form College runs a free shuttle bus for students between Cambridge City Centre, Cambridge Rail Station and Long Road Sixth form College. It proposes this be extended to cater for the UTC students and therefore start earlier and run later than at present. Some students would arrive by train. The shuttle bus would provide a link to the UTC.
- 8.47 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.48 The issues raised in the representations received have been addressed in the above report and are summarised below:

Issue	Report Section
There is no need for such a facility.	Paragraph 8.3
Concerns regarding insufficient provision of car parking.	Paragraph 8.41 The development provides a slight overprovision of car parking.
Scale and height of the building	Paragraph 8.11
Construction traffic should not use Addenbrookes Road or Robinson Way beyond the immediate site.	A traffic management plan can be agreed through the imposition of a suitable planning condition.
Public Art Delivery Plan inadequate.	Agreed. Further details to be submitted. Please see paragraph 8.20.
The development should contribute S106 payments to update Long Road cycle path.	Development of this size does not trigger infrastructure improvements outside of the site in accordance with the Council's Planning Obligation Strategy. Such a requirement would not be reasonable and would fail the tests set out in Circular 11/95.
Tree belt needs protecting	Agreed. Paragraph 8.15.
Inadequate Consultation	Consultation was proportionate to the size of the development, in accordance with the Council's Statement of Community Involvement.

9.0 CONCLUSION

- 9.1 The proposed new building will not result in a significant loss of green protected open space. The construction on an area of hardstanding designated as protected open space is mitigated by the provision of a MUGA, which will be publically accessible.

The building will not significantly detract from the amenities of neighbours by reason of drop off and pick up, or overspill car parking. APPROVAL is recommended.

10.0 RECOMMENDATION

APPROVE subject to the following conditions and reasons for approval:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

3. Except with the prior written agreement of the local planning authority no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

4. Except with the prior written agreement of the local planning authority, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday - Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

Reason: Due to the proximity of residential properties to this premises and that extensive refurbishment will be required, the above conditions are recommended to protect the amenity of these residential properties throughout the redevelopment in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

5. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.

- i) contractors access arrangements for vehicles, plant and personnel,

- ii) contractors site storage area/compound,

- iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,

- iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

Thereafter the development shall be undertaken in accordance with the approved details.

Reason: To protect the amenity of the adjoining properties during the construction period. (Cambridge Local Plan 2006 policy 4/13)

6. No development shall commence until details of facilities for the phased construction of covered, secured parking of bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policy 8/6)

7. No development shall take place within the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2006 policy 4/9)

8. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to the LPA for approval.

(a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.

(b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

(e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

(f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

Reason: In the interests of the amenities of future occupiers, Cambridge Local Plan policy 4/13.

9. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details. Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

Reason: In the interest of the amenities of neighbouring residential properties, Cambridge Local Plan 2006 policy 4/13.

10. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason: In the interest of the amenities of neighbouring residential properties, Cambridge Local Plan 2006 policy 4/13.

11. Before the development/use hereby permitted is commenced, a scheme for the insulation of the building(s) and/or plant in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2006 policy 4/13)

12. Details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development, shall be submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). The agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

13. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

14. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens, shall be submitted to and approved by the local planning authority in writing prior to occupation of the development or any phase of the development whichever is the sooner, for its permitted use. The landscape plan shall be carried out as approved.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

15. If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree or shrub planted as a replacement for it, is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives written consent to any variation.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/11)

16. No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been submitted to and approved in writing by the local planning authority, and all tree planting shall be carried out in accordance with those details and at those times.

Reason: To ensure the satisfactory implementation of tree planting in the interests of visual amenity. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

17. Prior to the commencement of development a maintenance programme and full details of carbon calculations shall be submitted to and approved by the Local Planning Authority for the renewable energy technologies hereby approved. The renewable technologies shall be associated with a written schedule of maintenance which shall be submitted prior to installation. The approved technologies shall be fully installed and operational in accordance with the approved maintenance programme.

Reason: In the interests of reducing carbon dioxide emissions, Cambridge Local Plan 2006 policy 8/16.

18. Prior to the commencement of the development hereby approved full details of a scheme of public art shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme will need to meet the Council's requirement for public art as set out in the Planning Obligation Strategy 2010 and the associated public art plan for Cambridge. The approved scheme for public art shall be carried out in accordance with the approved details not later than 3 months after the first occupation of the building or within a timeframe set out and agreed within the submitted scheme.

Reason: In the interest of creating successful, high quality, attractive environments, Cambridge Local Plan 2006 policy 3/7.

19. Use of the all weather pitch hereby approved shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority. The development shall not be used at any time other than in compliance with the approved agreement.

Reason: To secure community access to the sports facilities in accordance with Cambridge Local Plan policy 5/12.

20. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved by the Local Planning Authority. The drainage strategy should demonstrate the surface water run off generated up to and including the 100 year (climate change) critical storm will not exceed the runoff from the undeveloped site following the corresponding rainfall event. The scheme shall be implemented in accordance with the approved details.

Reason: To ensure satisfactory drainage, Cambridge Local Plan policy 4/16.

21. Prior to occupation of the building full details of the bin store shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order that adequate refuse provision is provided, Cambridge Local Plan 2006 policy 3/12.

INFORMATIVE: New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor Project Officer in the Planning Department (Tel: 01223 457121).

Informative : I recommend you take on board the comments raised by Mark Taylor (Access Officer) in his email dated 6th June 2013 in relation to disabled access.

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to conform to the Development Plan as a whole, particularly the following policies:

Cambridge Local Plan (2006):

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

3. In reaching this decision the local planning authority has acted on guidance provided by the National Planning Policy Framework, specifically paragraphs 186 and 187. The local planning authority has worked proactively with the applicant to bring forward a high quality development that will improve the economic, social and environmental conditions of the area.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between Mon 8am - 5:15pm, Tues, Thurs & Fri 9am - 5:15pm, Weds 9am - 6pm.